



ASSET PROFILE

Issue Area: Job Centers

The term *job center* referenced throughout the CRS report has a broader interpretation than a place where people work. The broadened definition of job center includes being a place where people gain training for employment. This section will highlight Cluster 8's existing assets and characteristics related to job centers. Based upon these attributes, an outline of potential development around job centers was created.

There are 313,082 jobs within the city of Detroit (MESA/SEMCOG 1994). Cluster 8 is ranked 8th for jobs among the ten clusters with 10,529 jobs (MESA/SEMCOG 1990). With the exception of Cluster 4 (located in the Central Business District or downtown) which is ranked first for jobs (162,441), the remaining clusters are primarily residential with relatively small amounts of land utilized for job centers concentrated along major thoroughfares and job arteries (freeways). Indicative of this pattern, Cluster 8's job centers can be found along Eight Mile Rd., Seven Mile Rd., Six Mile Rd., Fenkell, Lahser, Telegraph, Grand River, Evergreen, and other major thoroughfares and job arteries within the cluster.

Cluster stakeholders have consistently voiced their desire to have their strong residential composition given consideration relative to the creation of additional job centers and commercial development. With 83.1 percent of Cluster 8's household owning at least one vehicle, this is a mobile cluster whose residents are accustomed to commuting outside of their cluster for employment (the mobility of the cluster is discussed in greater detail in the proceeding section of the Asset Profile, titled Transportation). Most residents of Cluster 8 work outside of the cluster, with 40,638 of Cluster 8 residents employed, while only 10,529 jobs exist within the cluster.

There are 664 employers within Cluster 8 (MESA/SEMCOG 1990). Cluster 8's top seven employers by category and number of employers are:

- Services (272 employers)
- Retail (235 employers)
- Wholesale Trade (45 employers)
- Finance, Insurance and Real Estate (40 employers)
- Transportation, Communication and Utilities (14 employers)
- Public Administration (14 employers)
- Agriculture (11 employers)



In 1994, SEMCOG created a report on future employment trends within this region. Due to the recent surge of development which has occurred in Detroit after this report was issued, SEMCOG's reference to Detroit experiencing a decrease in jobs over the next 12 years is not reflective of Detroit's current trend of enormous economic development activities. The charts on Oakland and outer Wayne County reflect economic growth and provide context to the competitive nature of this region. Please refer to SEMCOG's 2020 Regional Development Forecast Chart on page 85.

Job Training and Education

Job training and education represent an integral component of job centers, as they provide valuable training needed to gain employment. The Development Center, a major job training provider, is located in Cluster 8 at Six Mile Rd. near Telegraph is contracted within the city of Detroit (July 1997 - June 1998) that provides job search and placement services.

School-To-Work Programs operate in partnership between the City of Detroit Employment Department and Detroit Public Schools system. These initiatives operate at the secondary level and receive State of Michigan dollars. The programs combine school-based education with work-based education and promote the involvement of business in developing school curricula as a mechanism for workforce preparedness. There are two high schools within the cluster, Henry Ford and Redford, that operate School-To-Work programs.

The cluster is home to two adult education centers; Trinity Development Center for adults 19 and older and the African Heritage Center, serving youth ages 16 to 19. It is important, however, to note that reductions in public funding for adult education reduces the capacity of these programs to meet existing needs.

Cluster 8 is also home to the University of Detroit Mercy, which has spent \$11 million building a new dental school on its Outer Drive campus situated within the eastern border of the cluster. University of Detroit Mercy is one of only two universities in Michigan with an accredited dental school. As one of the three major four-year universities within Detroit, University of Detroit Mercy is a valuable resource for cluster members seeking degrees and career development.

Cluster 8 has a greater concentration of educated and younger adults than the city as a whole. 75 percent of adults 25 or older have obtained their high school diploma within the cluster, as compared to 68 percent of adults 25 or older citywide (1990 Census). Further adding to the potential employability of Cluster 8 residents is the fact that 25 percent of all



adults, 25 or older, have some college education and 15 percent have at least a bachelor's degree. This is a relatively young cluster, with 31,236 of the cluster's residents under the age of 18 (1990 Census) representing 32 percent of the cluster's population and providing Cluster 8 with an ample, long-term workforce.

Cluster 8 has a diverse-skilled workforce based upon the top six occupation types with the cluster:

- Administration support, including clerical (8,156, or 20 percent)
- Professional specialty (5,311, or 13 percent)
- Service, except household and protection (5,160, or 12.7 percent)
- Precision production, craft and repair (3,971, or 9.8 percent)
- Machine operator, assembly and inspector (3,849, or 9.5 percent)
- Executive, administration and managerial (3,798, or 9.3 percent)

Creation of new job centers to enhance the skills of cluster residents is both desirable and possible, based upon human resources and availability of land and physical facilities. Of special note is the diversity of religious, civic, and individual resources within Cluster 8 that provide job preparation, job readiness, and mentoring for youth. Among the assets for developing job centers are the active business associations such as the Greater Grandmont/Rosedale Business Association and the Brightmoor Business Association currently working to offer training and opportunities for youth.

Cluster residents who currently or have formerly resided within Cluster 8 are actively mentoring students. For example, Wayne County Executive Edward H. McNamara grew up in Brightmoor and graduated from Redford High School. Mr. McNamara is now part of an alumni association that now boasts more than 1,000 volunteers at Redford High School, painting, landscaping, and mentoring students. Faith and community-based organizations, such as Mt. Vernon Baptist Church, TLC Ministries, Brightmoor Community Center, and YMCA of Northwest Detroit, are major assets/resources available for mentoring youth (refer to Organizational Profile and Youth Development). Corporate sponsorship and linkages with such organizations are excellent means for leveraging resources within this cluster.

Due to welfare reform, a number of adults are entering the workforce for the first time. This statewide initiative has implications for Detroit residents. Non-profits and social organizations have been key in assisting disadvantaged job seekers, though major responsibility rests with the Family Independence Agency (formerly Department of Social Services) and the Michigan Jobs Commission. For these individuals, as well as other unemployed cluster residents, regional employment trends and opportunities may be extremely critical.



According to research by W. E. Upjohn Institute Employment Research the top 10 industries employing welfare recipients are:

Table 10: Top 10 Industries Employing Welfare Recipients

Industry	Percentage
1. Restaurants and drinking places	16.4
2. Nursing and personal care	5.6
3. Private household services	4.2
4. Hotels and motels	4.1
5. Grocery stores	3.7
6. Elementary and secondary schools	3.6
7. Department stores	3.1
8. Personnel supply services	2.9
9. Hospitals	2.8
10. Services to dwellings and buildings	2.4

While many of the jobs listed in the Upjohn Study are considered low-paying and are often viewed as “dead-end” jobs, they can serve as workforce points of entry for low-skilled, unemployed residents. Further employment opportunities may then be possible, whether in Detroit or within the region, given adequate training and support services such as transportation and child care.

There are good-paying occupations that do not require a four-year degree. A study conducted by Donald R. Grimes from the University of Michigan and Louis J. Glazer of Michigan Future, Incorporated, *Good Paying Occupations: A Study of Occupational Wages in the Great Lakes States* found that today’s workforce is not exclusively dependent on a four-year college education to be gainfully employed. Grimes and Glazer noted numerous occupations that paid between \$27,213 and \$41,415 a year, yet did not require a four year education. Among them are:



Table 11: Occupations Not Requiring a Four-year Degree and Median Earnings

Railroad/water transportation	\$41,415	Purchasing Agents/Buyers	\$39,506
Electrical Equip. Repairers	\$37,223	Mail Carriers/Postal service	\$35,369
Grinding/Machine Polish Op.	\$35,153	Drafting/Surveying Tech	\$35,040
Science Technicians	\$35,104	Plumbers & Pipefitters	\$34,531
Tool and Die Makers	\$34,587	Car Salesperson	\$33,560
Electricians	\$34,080	Machinists	\$31,548
Real Estate Sales	\$32,643	Plant & System Operators	\$29,707
Auto Mechanics	\$31,190	Printing Machine Operators	\$29,446
Truck Drivers	\$29,661	Heating/Air Cond. Mechanic	\$28,727
Property/Real Estate Managers	\$29,441	Correctional Officers	\$28,102
Clinical Laboratory Tech	\$28,373		
Insurance Adjusters, Examiners and Investigators	\$27,213		

Job training focused on the above occupations would complement this diverse cluster by providing it with alternative secondary opportunities. An expanded industrial zone in the southeastern section of the cluster could serve as a potential site for a training facility. This last point combines Cluster 8's Job Recommendations #1 and 4 which state:

1.Capitalize on the cluster's divers workforce by creating a comprehensive job training center which includes training for entertainment complex jobs, service industry, and technical training centers

4.Encourage development of a light industrial/business park with proper buffering in the southeastern region of Brightmoor.

Promoting Minority Owned Businesses

Cluster 8 residents' interest in promoting minority-owned businesses is supported by two of DMP's Economic Policies: (Policy 202-5) "Equal employment opportunities for minorities, women, and the handicapped. Continue and, where feasible, upgrade the promulgation and enforcement of rules and the planning and implementation of programs and projects aimed at providing equal employment opportunities for minorities, women, and the handicapped; and (Policy 202-6) Job opportunities and services for women. Make a special effort to improve job opportunities and related support services for female heads of households."



Numerous resources are available to Cluster 8 residents through citywide initiatives. For example, a network of community-based efforts is headquartered at Wayne State University to develop entrepreneurs in low-income communities. The Urban Business Initiative Program makes its resources available to community economic development organizations and has developed K-12 entrepreneurial curriculum for Detroit Public Schools.